

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		POND LN, ARLINGTON

## OWNERSHIP

Owner 1:	SPITZKOFF CRAIG				
Owner 2:					
Owner 3:					
Street 1:	31 BROKEN TREE RD				
Street 2:					
Twn/City:	NEWTON				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	02459		Type:		

## PREVIOUS OWNER

Owner 1:	LU SHAN -		
Owner 2:	-		
Street 1:	12 POND LN #23		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1972, having primarily Brick Exterior and 746 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	340,400			340,400		57075
							GIS Ref
							GIS Ref
Total Card	0.000	340,400			340,400	Entered Lot Size	
Total Parcel	0.000	340,400			340,400	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		456.30	/Parcel: 456.30	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	340,400	0	.		340,400		Year end	12/23/2021
2021	102	FV	335,600	0	.		335,600		Year End Roll	12/10/2020
2020	102	FV	326,100	0	.		326,100	326,100	Year End Roll	12/18/2019
2019	102	FV	307,400	0	.		307,400	307,400	Year End Roll	1/3/2019
2018	102	FV	254,200	0	.		254,200	254,200	Year End Roll	12/20/2017
2017	102	FV	191,000	0	.		191,000	191,000	Year End Roll	1/3/2017
2016	102	FV	191,000	0	.		191,000	191,000	Year End	1/4/2016
2015	102	FV	196,900	0	.		196,900	196,900	Year End Roll	12/11/2014

## SALES INFORMATION

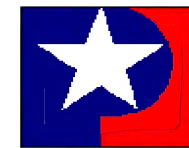
## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

## ACTIVITY INFORMATION

[illegible]

**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	57075
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	7	- Condo Garden	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	2	- Steel	
Prime Wall:	7	- Brick	
Sec Wall:			%
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:	BRICK		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

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## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1972	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	LS - Left Side
Total Units:	
Floor:	2 - 2nd Floor
% Own:	1.730900049
Name:	17 - 6032

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:s	3		BR:s	1		Baths:	1		HB	0

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	AV - Average	28.2 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	28.2 %

## CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.30428958
Const Adj.:	1.04957998
Adj \$ / SQ:	444.911
Other Features:	32761
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474064
Depreciation:	133686
Depreciated Total:	340378

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		3	1	0
<b>Totals</b>				
1		3	1	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	746	444.910	331,903
Net Sketched Area:		746	Total:	331,903
Size Ad	746 Gross Area	746	FinArea	746

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
03						
03						
46						

## IMAGE

